



THE CITY OF SAN DIEGO

DATE OF NOTICE: MAY 11, 2022

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	MAY 25, 2022
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	VIRTUAL HEARING
PROJECT NO:	664111
PROJECT NAME:	<u>ONE FOR VANCOUVER</u>
PROJECT TYPE:	SITE DEVELOPMENT PERMIT AND VARIANCE, CEQA CONSISTENCY DETERMINATION, PROCESS THREE
APPLICANT:	ARCHITECTS LOCAL, MATT STOWE
COMMUNITY PLAN AREA:	NORTH PARK
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Carrie Lindsay, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5220 / Clindsay@sanidiego.gov

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(b), as amended by Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City Council has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings. We are providing alternatives to in-person attendance for participating in Hearing Officer meetings. Updated information is available on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer) found on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>. If you have an attachment to your comment, you may send it to HearingOfficer@sanidiego.gov and it will be distributed to the Planning Commissioners."

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit to construct a 2-story, 2,952 square-foot single family dwelling unit on a 17,994 square-foot vacant lot and a Variance to allow a bridge serving as a driveway to be constructed in the front setback that exceeds the maximum allowable encroachment within the front yard setback. The 0.41-acre site is located at 2626 Vancouver

Avenue in the RS-1-1 and RS-1-7 Zones within the North Park Community Plan Area. Council District 3.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sanidiego.gov before the close of the public hearing.

Appeal procedures are described in [Information Bulletin 505](#)

(<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via email: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sanidiego.gov by 4:00 pm on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00 pm on the last day of the appeal period. The completed appeal package must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sanidiego.gov to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

This project is within the scope of the North Park Community Plan Update Environmental Impact Report No. 380611, SCH No. 2016061076, Certified on November 7, 2016. This Program Environmental Impact Report adequately describes the activity for the purposes of CEQA.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call [Support Services at \(619\) 321-3208](#) at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24008612



Development Services Department

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RETURN SERVICE REQUESTED